

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Regular Meeting

TUESDAY, June 7, 2016

7:30 P.M.

**Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684**

1. **CALL MEETING TO ORDER-** Chairperson Serratelli called the meeting to order at 7:30 p.m.
2. **ROLL CALL-** Mrs. Luick called roll for the Planning Commission.

PRESENT: Commissioners Michael Dow, Janet Fleshman, Gary Howe, Vice-Chairperson Linda Koebert, Ross Richardson, Chairperson John Serratelli, Jim Tuller, Jan Warren and Camille Weatherholt

ABSENT: None.

STAFF: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

3. **ANNOUNCEMENTS-** Mr. Soyring announced that the 8th Street Charrette next meeting that was tentatively planned for June 29, 2016 may be delayed to sometime in July. Mrs. Luick announced The Watershed Center received a DEQ Nonpoint Source Grant that includes a work item to partner with the City of Traverse City to improve preservation of urban vegetation for stormwater management and that the Planning Commission is likely to be involved in the work tentatively scheduled to begin this fall.

4. **APPROVAL OF MINUTES**

- A. May 3, 2016 Regular Meeting minutes (Approval recommended)

Motion by Commissioner Richardson, second by Commissioner Koebert, to approve the May 3, 2016 Regular Meeting minutes.

Motion carried 9-0.

5. **OLD BUSINESS**

- A. Northwestern Michigan College Master Site and Facilities Plan (Action Requested)

Mr. Soyring summarized his communication memo to the Planning Commission dated June 2, 2016. He recommended an amended motion be considered that reads, *"Based on the staff analysis provided in the Communication to the Planning Commission memo from the Planning Director dated June 3, 2016 and the attachments listed in the aforementioned memo, I move that the Master Site and Facilities Plan for Northwestern*

Michigan College main campus dated April 26, 2016 be approved provided the drop off/ fire lanes shown in front on the proposed residential buildings are reviewed for their necessity before their construction for the purposes of minimizing impervious surface drainage implications."

The following addressed the Commission:

John Dancer, Cornerstone Architects
Bob Vershay, Gosling Czubak

Commission discussion.

Motion by Commissioner Warren, second by Commissioner Howe, based on the staff analysis provided in the Communication to the Planning Commission memo from the Planning Director dated June 3, 2016 and the attachments listed in the aforementioned memo, I move that the Master Site and Facilities Plan for Northwestern Michigan College main campus dated April 26, 2016 be approved provided the drop off/ fire lanes shown in front on the proposed residential buildings are reviewed for their necessity before their construction for the purposes of minimizing impervious surface drainage implications.

Motion carried 9-0.

B. Capital Improvement Program (CIP) communication and project list (Action Requested)

Mrs. Luick explained that the CIP adopted by the Planning Commission was amended by the City Manager's office due to budget constraints and more than \$1.5 million was reduced from the General Fund projects. A summary of the changes to the CIP was included in the packet.

The document titled "Capital Projects selected for further review by the Planning Commission" identifies the projects that will be brought back to the Planning Commission for consistency with the Master Plan review was discussed.

Commission discussion.

Motion by Commissioner Richardson, second by Commissioner Warren, that the *Capital Projects Selected for Further Review by the Planning Commission* document as amended be accepted.

Motion carried 9-0.

6. NEW BUSINESS

A. West Boardman Lake District project (Presentation and Discussion)

The following addressed the Commission:

Michelle Foster, LSL Planning
Bob Doyle, Smith Group JJR
Matt Hunter, CDM Smith

Commission discussion.

7. CORRESPONDENCE- None.

8. REPORTS

- A.** City Commission – Commissioner Richardson reported.
- B.** Board of Zoning Appeals – Commissioner Koebert reported
- C.** Grand Traverse Commons Joint Planning Commission - Commissioner Warren reported.
- D.** Arts Commission- Commissioner Warren reported.
- E.** Planning Commission
 - 1. Master Plan Review Committee—Commissioner Dow reported that after many meetings and some community meetings, the committee plans to move forward with recommending an edit to the current Master Plan while also moving forward with community visioning to give direction on a future possible Master Plan edit or rewrite.

Commission discussion.

Commission consensus is to proceed as described with the two-step process.

- 2. Parking Regulation Committee- Commissioner Serratelli reported.
- F.** Planning Department—No report.
 - 1. Public Engagement Plan Committee- No report.
 - 2. Community Development/Economic Development- Mr. Soyring reported.
 - 3. Capital Improvement Program- No report.

9. PUBLIC COMMENT

The following addressed the Commission:

- Adrienne Rossi, 312 7th Street
- Linda Koebert

10. ADJOURNMENT

Chairperson Serratelli adjourned the meeting at 10:02 p.m.

Date: July 6, 2016

Respectfully submitted,

Janet Fleshman *rs*
Janet Fleshman, Secretary